

June 17, 2025 Council Chambers 7:00 PM

1. Call to Order-2434

Chairman Jared Hamner called the Council Meeting to order at 7:00 PM. The time, place, and agenda of the meeting had been provided to the Tooele Transcript Bulletin and to each member of the governing body by posting the notice and agenda at least two days before on the Tooele County website and emailing them a link.

2. Pledge of Allegiance-2435

Led by Council Member Kendall Thomas

3. Invocation-39287

4. Roll Call-2433

Council Member Roll call as follows:

Erik Stromberg: Present Jared Hamner: Present Tye Hoffmann: Absent Scott Wardle: Present Kendall Thomas: Present

Also, present were Scott Broadhead-Attorney, Andy Welch-County Manager, Brittany Lopez-Assistant County Manager, and Nicole Rash-Chief Deputy Clerk.

Staff in attendance were Nathan Harris-Deputy Attorney, Alison McCoy-Auditor, Jerry Houghton-Recorder/ Surveyor, Tracy Shaw-Clerk, Paul Wimmer- Sheriff, Rachelle Custer-Community Development Director, Corey Bullock-Parks & Recreation Director, Aspen Wimmer- Auditor's Office, Bucky Whitehouse-Emergency Operations Director, Mike Jensen-Treasurer, and Trish DuClos-Code Enforcement.

Guests in attendance were Charles Akerlow, Taylor Gorringe, Angela Gorringe, Madisyn Maez, Robbie Reed, Holly Reed, Toby Reed, Kathy Reed, J. Reed, Jason Harris, Evan Reinhart, Stephanie Reinhart, Jeff Reinhart, Jody Brunson, Kamrin Wilson, Ben Wilson, Chris Sloan, Milenna Russell, Jeremy Steadman, Shane Sandbak, John M. Dow, Stephanie Pack, Matt Smock, Teri Durfee and Adam Sapers.

5. Public Comments-2436

Teri Durfee, Tooele County Resident: Spoke against the expansion of the Utah Inland Port. She questioned if the county has enough water to support the development, asking for various reports regarding economic liability and expansion and tariffs will lessen the need, so it doesn't make sense to expand. Mentioned multiple other reasons why she is opposed.

Council Member Scott Wardle motioned to add Boys & Girls Club recognition to 6A on the agenda. Second by Council Member Kendall Thomas. All in favor. The motion passed.

6. Recognitions, Presentations, & Informational Items-2441

a. Community Recognition Award, Jared Hamner-3077

The Council would like to recognize Robert Reed and Shane Sandbak for their heroic actions that saved the life of a young girl at Stansbury Lake. Their bravery and quick response exemplify the

spirit of community and selflessness we deeply value.

6A. Council Member Kendall Thomas introduced members of Boys and Girls Club, Taylor Gorringe and Angela Gorringe. Taylor won Youth of the Year State & Regional recognition and received an internship at a law firm through Boys and Girls Club. She shared her experience and the speech that she wrote. Angela shared stats on the Tooele Boys and Girls Club and outlined the services offered.

6B. Chairman Jared Hamner conducted the Community Recognition Award presentations. He recognized Robert Reed and Shane Sandbak for their actions in saving the life of a girl who was drowning in Stansbury Lake on May 7, 2025. Mr. Reed and Mr. Sandbak were both presented with awards.

b. May and June Anniversaries, Jared Hamner-3033

10th Anniversary:

Jodi Brunson - Parks and Recreation

20th Anniversary:

Kristen Bolinder - Aging

25th Anniversary:

James Richards - Community Development

30th Anniversary:

Alan Anderton - Solid Waste

Judge John Dow - Courts

Corey Bullock- Parks and Rec Director, recognized Jodi Brunson, supervisor and historian at Benson Grist Mill.

Chairman Jared Hamner recognized Kristen Bolinder, James Richards and Alan Anderton for their years of service.

Chairman Jared Hamner recognized Judge John Dow for his years of service.

c. The Peak Construction Update and Parks and Recreation Presentation, Corey Bullock-3080

Tooele County Parks and Recreation will provide an update on the Master Plan at the Peak, as well as present its Ready to Play campaign to the Council.

Corey Bullock, Parks and Rec Director, presented this item. He presented an on-screen presentation showing the progress of the pool, the softball parking lot, the new playground at Parkview Park, the fields and RV parking. He spoke about the importance of the Parks & Rec Department, and he thanked the Council for their support.

d. Al-Driven Transformation of the Recorder/Surveyor Office: Streamlining Workflows & Maximizing Taxpayer Value, Jerry Houghton-3084

Excited to share an update on our partnership with Medici Land Governance to modernize key indexing and recording processes within the Recorder/Surveyor Office. By integrating their Aldriven document processing technology into our existing Tyler Eagle and ArcGIS Pro workflows, we will significantly reduce manual data entry, minimize errors, and accelerate turnaround times. This initiative empowers our staff with smarter, more efficient tools, allowing them to focus on higher-value work, while also delivering faster and more accurate land records to the public. Ultimately, this collaboration sets a new benchmark for transparency, efficiency, and service in county government.

Agenda Attachments

1. Al-Driven-Automation-in-the-RecorderSurveyor-Office.pdf

Jerry Houghton, Recorder/Surveyor, presented this item as outlined above. He stated that with the Medici Land Governance AI program he will save 4,500 work hours over 1 year, he will see a 50% error reduction, and a savings of \$152,685.

Recorder Houghton stated that Tooele County is the first in the State to offer the ability to record documents online rather than coming to the office in person.

Council Member Scott Wardle recognized Recorder Houghton for being a leader in the State and thanked him for being innovative.

7. Minutes-2442

a. June 3, 2025 Business Meeting Minutes-3093

Agenda Attachments

1. 06.03.2025.Business.Draft.pdf

Council Member Erik Stromberg motioned to approve June 3, 2025 Business Meeting Minutes. Second by Council Member Kendall Thomas. All in favor. The motion passed.

8. Consent Agenda: Check Register-2443

a. Check Register-3081

Check Register 5/29 & 6/05.

Agenda Attachments

1. Check Register 6.17.25.pdf

Council Member Scott Wardle motioned to approve the Check Register's dated 5/29 and 6/5. Second by Council Member Erik Stromberg. All in favor. The motion passed.

9. Consent Agenda: Contracts-2447

a. Emergency Services Request to Update Contract with Genasys, Bucky Whitehouse-3060

Emergency Services will use the Genasys software system to assist with determining evacuation zones and conducting evacuations during emergency events in Tooele County. The contract has been reviewed and approved by legal authorities. This is a budgeted item covered within the Emergency Services Budget.

Agenda Attachments

1. Genasys_Evac-TooeleCounty-9-Jun-2025.pdf

Bucky Whitehouse, EOC Director, presented this item as outlined above.

Council Member Kendall Thomas motioned to approve the Emergency Services Request to update the Contract with Genasys. Second by Council Member Erik Stromberg. All in favor. The motion passed.

b. Contract Renewal for Konexus/Alertsense Software, Bucky Whitehouse-3055

Emergency Services uses the Konexus/Alertsense software system to provide Mass Notifications to the citizens of Tooele County during emergency events. The existing contract expires in 2025, requiring a new 4-year contract to be established for this service. This is a budgeted item covered within the Emergency Services Budget.

Agenda Attachments

1. 2025 Konexus-Alertsense Renewal.pdf

Bucky Whitehouse, EOC Director, presented this item as outlined above. Council Member Kendall Thomas asked if this contract affects the towers. Bucky said it would not.

Council Member Kendall Thomas motioned to approve the Contract Renewal for Konexus/ Alertsense Software. Second by Council Member Scott Wardle. All in favor. The motion passed.

c. Contract with US Magnesium LLC for Deferral of Real Property Tax Sale, Mike Jensen-3088

This is the amended agreement with US Magnesium for payments on back taxes that are due to the County. This agreement provides payment terms, amounts owed, and the timing of payment from US Magnesium to the County.

Agenda Attachments

1. US Mag Payment Contract v3 jun 17 25.pdf

Mike Jensen, Treasurer, and Nathan Harris, Deputy Attorney, presented this item. This item was presented 2 weeks ago and the Council asked that some language be amended. This is the amended version. Council Member Scott Wardle stated he has reviewed the amendments, and he is happy with the changes.

Council Member Scott Wardle motioned to approve the Contract with US Magnesium LLC for Deferral of Real Property Tax Sale. Second by Council Member Erik Stromberg. All in favor. The motion passed.

10. Resolutions/Ordinances-2449

a. Resolution 2025-12 - Amending (Increasing) the 2025 Budget, Alison McCoy - PUBLIC HEARING-3085

This resolution increases the General Fund by \$177,580 and the Human Services Fund by \$125,000.

Agenda Attachments

- 1. Res 2025-12.pdf
- 2. Budget Increase Requests.pdf

Alison McCoy, Auditor, presented this item. She stated that two of the adjustments are for EOC (Emergency Operations Center). One adjustment is for the Wildfire program. One adjustment is for Clerk reclassification of employee salaries. One adjustment is for Weeds to finish rent for the old building, and one is for Health grant funding.

Council Member Scott Wardle motioned to open a Public Hearing. Second by Council Member Erik Stromberg. All in favor. The motion passed.

No public comment.

Council Member Erik Stromberg motioned to close the Public Hearing. Second by Council Member Scott Wardle. All in favor. The motion passed.

Council Member Scott Wardle motioned to approve Resolution 2025-12. Second by Council Member Kendall Thomas. All in favor. The motion passed.

Resolution 2025-13 - 2025 Tax Rate for the County Assessing and Collecting Levy, Alison McCoy-3094

This resolution adopts the final 2025 tax rate and budgeted property tax revenue amount for the County Assessing and Collecting Levy.

Agenda Attachments

1. Res 2025-13.pdf

Alison McCoy, Auditor, presented this item. She reviewed the process of setting the certified tax rates and outlined metrics of Tooele County's tax values. She presented the proposed 2025 tax rates with a revenue of \$14,462,211. She advised that Stockton Town and the Tooele County School District are both considering tax increases. Auditor McCoy stated valuation notices should be going out in July. Appeals can be directed to the Assessor's Office.

Chairman Jared Hamner asked if there is a video available to explain the rates to the public. Auditor McCoy stated there is, and there is a lot of information on the State Tax Commission website.

Council Member Kendall Thomas motioned to approve Resolution 2025-13. Second by Council Member Scott Wardle. All in favor. The motion passed.

c. Resolution 2025-14 - 2025 Tax Rate for the General County Operations Levy and the County

Health Levy, Alison McCoy-3095

This resolution adopts the final 2025 tax rate and budgeted property tax revenue amount for the General County Operations Levy and the County Health Levy.

Agenda Attachments

1. Res 2025-14.pdf

d. Resolution 2025-15 - 2025 Tax Rate for the Municipal Type Services Levy, Alison McCoy-3096

This resolution adopts the final 2025 tax rate and budgeted property tax revenue amount for the Municipal Type Services Levy.

Agenda Attachments

1. Res 2025-15.pdf

Items 10C & 10D were discussed with item 10B.

Council Member Erik Stromberg motioned to approve Resolution 2025-14 & 2025-15. Second by Council Member Scott Wardle. All in favor. The motion passed.

e. Ordinance 2025-02 - Rezoning 40.00 Acres Located Off Smelter Road Just East of Tooele City, From RR-5 to RR-1 ZC, Trish DuClos-3079

Jason Harris is requesting a rezone on behalf of JRG Development, LLC for 40.00 acres of land located off Smelter Road just east of Tooele City from RR-5 to RR-1. The Planning Commission voted in favor of the rezone with certain conditions.

Agenda Attachments

1. Ord 2025-02.pdf

Trish DuClos, Planning & Code Enforcement Officer, presented this item. This item was discussed several weeks ago and was sent back to the Planning Commission. New conditions came from the Planning Commission-- 2 acre min and no detached ADUs (accessory dwelling units).

Council Member Kendall Thomas had concerns that not allowing detached ADUs would violate the affordable housing plan put forth by the State. Council Member Scott Wardle expanded on that question, asking what the impact would be if ADUs were allowed, but at a smaller square footage. He stated that he doesn't want to give the State more reasons to take over zoning in the county. Planner DuClos stated septic and water are a concern. She advised that internal ADUs are still allowed. Council Member Scott Wardle suggests adopting, but without ADU conditions.

Council Member Erik Stromberg motioned to approve Ordinance 2025-02 with the amendment that there be no restriction on detached ADU's. Second by Council Member Kendall Thomas. All in favor. The motion passed.

f. Resolution 2025-07 - Supporting the Expansion of the Utah Inland Port Authority Project Area Within Tooele County, Nathan Harris-3097

The Utah Inland Port Authority has requested that the County adopt a resolution for the expansion of the inland port located within the County. This resolution, if adopted, will allow for an additional approximately 342.277 acres to be added to the already existing inland port area within the County.

Agenda Attachments

1. Res 2025-07.pdf

Nathan Harris, Deputy Attorney, presented this item as outlined above, stating the Inland Port has requested this expansion. A map was displayed showing the current project area and the proposed expansion area.

Chuck Ackerlow stated the original land purchase included wetlands, which they do not intend to develop. He stated they are exploring building a wetlands bank.

Council Member Wardle stated his concerns about the wetlands not being filled in still stand. He asked if a wetlands bank does not work out in the next five years, if would it allow wetlands to be put into conservation easement. He feels it's critical to incorporate the preservation of the wetlands into this resolution.

Stephanie Pack with the Inland Port advised of their wetlands' policy which sets aside 1% of the differential for wetlands preservation. She advised the Council can increase this by up to 3% in the additional acreage. Council Member Kendall Thomas asked how to ensure the wetlands are protected, when people can change over time. Wetlands are not included in the project area. Ms. Pack advised that in order to add wetlands to the project area, it would have to be brought before the Council.

Council Member Scott Wardle motioned to adopt Resolution 2025-07 with the following two conditions; one being that all wetlands discussed tonight on the map be put into a conservation easement or wetlands bank within one year. The second condition is the recommendation of increasing from 1% to 3% mitigation costs to the Inland Port Authority for the wetlands within the project area. Second by Council Member Kendall Thomas. All in favor. The motion passed.

11. Action Items-2440

a. Approval of 2025 Tax Sale Parcels- Alison McCoy-3083

Council to approval parcels sold at tax sale on May 9, 2025

Agenda Attachments

1. 2025 Tax Sale Approval Packet.pdf

Alison McCoy, Auditor, presented this item. She advised that seven parcels were sold in this years tax sale; the amount collected was \$8,999. She also advised that for the first time, a home was sold. It was sold for \$146,000, which will go to the owner.

Council Member Kendall Thomas motioned to approve the 2025 Tax Sale Parcels. Second by Council Member Erik Stromberg. All in favor. The motion passed.

b. Approval to apply for 2026 Rural County Part A Grant, Brittany Lopez-3078

The County Economic Opportunity Board is requesting approval to apply for \$200,000 from the Rural County Part A Grant. If awarded, it is proposed the funds will be used as follows:

- 1. Economic Development Professional: \$68,400
- 2. Small Business Sub-Grants & Wendover Airport Infrastructure Improvement: \$83,600
- 3. Small Business Development Center: \$20,000
- 4. Alphamaps Subscription: \$8,000
- 5. Administration: \$20,000

Agenda Attachments

1. 2026 Rural County Part A Proposed Budget.pdf

Brittany Lopez, Assistant County Manager, presented this item as outlined above.

Council Member Erik Stromberg motioned to approve the County Economic Opportunity Board's request to apply for 2026 Rural County Part A Grant. Second by Council Member Scott Wardle. All in favor. The motion passed.

12. Boards & Committees-2445

a. Board Vacancies-3087

The Audit Committee has 5 vacancies.

The Historic Preservation Commission has 2 vacancies.

The Housing Authority has 1 vacancy for an Attorney.

Lake Point Cemetery and Park has 1 vacancy.

The Planning Commission has 1 vacancy for an alternate.

Recreation Special Service District has 1 vacancy for an alternate.

Rush Valley Water Conservation District has 1 vacancy.

The Tourism Tax Advisory Board has 3 vacancies - applicant must represent cultural attractions, hotels, restaurants, recreational facilities, convention facilities, or museums.

The Trails Committee has 1 vacancy.

Council Member Hamner encouraged Council to get names referred to the Audit Committee.

Council Member Scott Wardle motioned to appoint Angie Davies, Department of Workforce Service, to the County Economic Opportunity Board. Second by Council Member Kendall Thomas. All in favor. The motion passed.

13. Council Update-2437

No updates.

14. Manager Update-2438

Andy Welch, County Manager, spoke about UDOT (Utah Department of Transportation) updates. SR-36 southbound is almost done. SR-36 northbound and I-80 just started which has caused some issues. Work on SR-36 in Stockton, including lights, is in the process.

Manager Welch also congratulated the Human Resources team for winning first place at a Wellness Conference in Salt Lake for the program that they have put together.

15. Manager Update: Ratifications-2446

a. 3 MVA's-3067

Refund for Motor Vehicle

Agenda Attachments

1. 3 MVA's.pdf

b. Demolition Derby 2025 Contract-3069

This is the contract for the demolition derby in 2025.

Agenda Attachments

1. Demolition Derby Contract 2025.pdf

c. Contract for Asphalt Surface Emulsion - Grantsville Senior Center - Superior Asphalt-3089

This is the contract for asphalt resurfacing at the Tooele County Grantsville Senior Center.

Agenda Attachments

1. Resurface of Asphalt at Grantsville Senior Center - 2025.pdf

d. Contract for Asphalt Surface Emulsion - Transportation Garage - Superior Asphalt-3090

This is the contract to resurface asphalt at the Transportation Garage.

Agenda Attachments

1. Resurface of Asphalt at Transportation Garage - 2025.pdf

e. Contract for Asphalt Surface Emulsion - Tooele County Jail - Superior Asphalt-3091

This is the contract to resurface the asphalt at the Tooele County Jail. Three bids were solicited for this project and Superior Asphalt LC was awarded the contract.

Agenda Attachments

1. Resurface of Asphalt at Tooele County Jail - 2025.pdf

f. Agreement Between Tooele County and The State of Utah for Bailiffs and Security at the Tooele

Courthouse-3092

This is an agreement between Tooele County and the State of Utah for services provided by the Sheriff for Bailiffs and Security at the 3rd District Court in Tooele.

Agenda Attachments

1. 3rd District_FY26 Tooele County Security & Bailiff Contract - signed.pdf

16. Adjournment - Closed Session if needed-2439

Council Member Scott Wardle motioned to adjourn at 8:51 pm and go into a closed session. Second by Council Member Erik Stromberg.

Roll Call Vote:

Council Member Erik Stromberg- aye Council Member Kendall Thomas- aye Chairman Jared Hamner- aye Council Member Scott Wardle- aye The motion passed.

THE FOREGOING MINUTES ARE APPROVED:

Trayshaw

Hamner, County Council Chairman

Tracy Shaw, County Clerk